## Fiscal Estimate - 2011 Session

$\boxtimes$	Original		Updated		Corrected		Suppler	mental
LRB	Number	11-3645/3	}	Introd	duction Nun	nber A	B-056	1
	<b>iption</b> laneous landl ction actions	ord-tenant pro	visions and pr	ohibiting a loc	cal government	from impos	ing a mo	ratorium
Fiscal	Effect							
	No State Fisco Indeterminate Increase E Appropriat Decrease Appropriat Create Ne	e Existing tions Existing	Reve	ease Existing enues ease Existing enues	to al	ease Costs bsorb withir Yes rease Cost	n agency'	
	No Local Gov Indeterminate 1. Increase Permiss 2. Decrease	e Costs sive 🔲 Mandat	3. Increory Perm 4. Decr	ease Revenue nissive	Gove	es of Local ernment Un Fowns [ Counties [ School [ Districts	its Affecto Village Others WTCS District	Cities
Fund Sources Affected Affected Ch. 20 Appropriations  GPR FED PRO PRS SEG SEGS								
Agen	cy/Prepared	Ву		Authorized	Signature			Date
DATCP/ Darlene Sliwa (608) 224-4965			Jason Gherke (608) 224-4748				2/17/2012	

## Fiscal Estimate Narratives DATCP 2/17/2012

LRB Number 11-3645/3	Introduction Number AB-056	1 Estimate Type	Original					
<b>Description</b> Miscellaneous landlord-tenant provisions and prohibiting a local government from imposing a moratorium on eviction actions								

## **Assumptions Used in Arriving at Fiscal Estimate**

This bill makes several changes to Ch. 704, stats., which governs state landlord tenant law. The department does not enforce this chapter; however, it does regulate residential rental practices by administrative rule, through its authority under s. 100.20, stats., which regulates unfair trade practices.

Although many of the provisions in the bill address issues outside the department's administrative rule, some provisions overlap. If this bill is enacted the department expects to undergo rulemaking to bring its rule in alignment with statute. Specifically, the department expects to revise its administrative rule with respect to security deposits, check-in procedures, and promises to repair.

While the department does not have authority over Ch. 704, stats., landlords and tenants regularly contact the department for information about what the statute means and how the law impacts the way they do business. For example, from 2005-2011, landlord tenant complaints ranked in the top three most complained about topics by Wisconsin consumers at the department. Over that same period of time, the department received more than 95,000 contacts, mediated more than 9,000 complaints, and conducted more than 25 investigations related to landlord tenant issues. The department anticipates that the changes in the bill will increase the number of contacts and complaints that it receives, resulting in increased workload. The department will need to conduct additional outreach to educate the public about the changes. It will also need to update its printed materials, including The Wisconsin Way, which is a publication tailored to guide landlords and tenants through state landlord tenant law. Although the department anticipates an increase in workload resulting from the changes in this bill, it is unable to estimate the extent of the increase or whether the workload could be absorbed by existing staff.

**Long-Range Fiscal Implications**